

**SAN ANTONIO HISTORIC AND DESIGN REVIEW COMMISSION
OFFICIAL MINUTES
AUGUST 4, 2010**

- The Historic and Design Review Commission of the City of San Antonio met in session at 3:00 p.m., in the Board Room, Development and Business Services Center, 1901 S. Alamo
- The meeting was called to order by Commissioner Gonzalez, Chairperson, and the roll was called by the Secretary.

PRESENT: Gonzalez, Cone, Cabel, Brown, Maldonado, Beyer, Salas, Shafer, Carpenter, Connor

ABSENT: None

- Chairman’s Statement.
- Citizens to be Heard:

Sarah Reavley, expressed concern over the appearance of Alamo Plaza. She feels there are too many signs taking away from the Alamo.

- Announcements:

Window Workshop August 20-21, 2010
2nd annual Historic Homeowner Fair August, 2010

- Action Item – Change September 1, 2010 HDRC meeting time from 3:00 to 1:00 p.m.

The motion was made by Commissioner Maldonado and seconded by Commissioner Beyer to change September 1, 2010 HDRC meeting time to 1:00 p.m.

AYES: Gonzalez, Cone, Brown, Maldonado, Beyer, Salas, Shafer, Carpenter, Connor
NAYS: Cabel

THE MOTION CARRIED.

The Commission then considered the Consent Agenda which consisted of:

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| 1. Case No. 2010-233 | 622 Cedar St. |
| 2. Case No. 2010-228 | 206 E. Summit |
| 3. Case No. 2007-206 | 210 W. Market |
| 4. Case No. 2010-224 | 301 N. Medina (315 N. Medina) |
| 5. Case No. 2009-267 | Southcross Blvd. – Mission Reach Trailhead |
| 6. Case No. 2009-266 | Roosevelt Ave. – Mission Reach Trailhead |
| 7. Case No. 2009-268 | VFW Blvd. – Mission Reach Trailhead |
| 8. Case No. 2010-229 | 150 E. Lullwood |

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| 9. Case No. 2010-066 | 1018 E. Southcross |
| 10. Case No. 2010-227 | Mulberry Ave. – Brackenridge Park |
| 11. Case No. 2010-231 | 300 Alamo Plaza |

Commissioner Cabel made a request to pull Case No. 2009-267, 2009-266, 2009-268 and 2010-231 from the Consent Agenda to be heard under Individual Consideration.

The motion was made by Commissioner Cone and seconded by Commissioner Maldonado to approve the remaining cases on the Consent Agenda with staff stipulations.

AYES: Gonzalez, Cone, Cabel, Brown, Maldonado, Beyer, Salas, Shafer, Carpenter, Connor
NAYS: None

THE MOTION CARRIED.

HDRC Cases 2009-267, 2009-266 & 2009-268 heard as one item.

5. HDRC NO. 2009-267

Applicant: Rialto Studio, James Gray

Address: Southcross Blvd.

The applicant is requesting a Certificate of Appropriateness for approval to design a trailhead and appurtenant elements to provide a link from street to river trail system.

Ken Fowler, Rialto Studio

Commissioner Shafer asked if the applicant has made arrangements with an archaeologist to pull permits for the project.

Ken Fowler, Rialto Studio, stated Steve Tompka is the consultant for the project and will ask.

COMMISSION ACTION:

The motion was made by Commissioner Shafer and seconded by Commissioner Cone to approve with staff recommendations that the applicant comply with all archaeological requirements.

AYES: Gonzalez, Cone, Cabel, Brown, Maldonado, Beyer, Salas, Shafer, Carpenter, Connor
NAYS: None

THE MOTION CARRIED.

6. HDRC NO. 2009-266

Applicant: Rialto Studio, James Gray

Address: Roosevelt Avenue at San Antonio River

The applicant is requesting a Certificate of Appropriateness for approval to design a trailhead and appurtenant elements to provide a link from street to river trail system. This is a modest trailhead designed to invite users from street level and convey them to the river-edge trail. The trailhead features a plaza of special native stone paving to demark the entrance to the trail system. The stone is arrayed in a dramatic diagonal pattern for visual interest and its edges create opportunities for planting. A curving low stone wall delineates the edge of the trailhead.

The design team is retaining an archaeologist to advise on identifying any important historical significance of the site.

COMMISSION ACTION:

The motion was made by Commissioner Shafer and seconded by Commissioner Cone to approve with staff recommendations that the applicant comply with all archaeological requirements.

AYES: Gonzalez, Cone, Cabel, Brown, Maldonado, Beyer, Salas, Shafer, Carpenter, Connor

NAYS: None

THE MOTION CARRIED.**7. HDRC NO. 2009-268**

Applicant: Rialto Studio, James Gray

Address: VFW Blvd.

The applicant is requesting a Certificate of Appropriateness for approval to design a trailhead and appurtenant elements to provide a link from street to river trail system. The site is very small and next to an apartment complex. The existing concrete drainage facility will be demolished in favor of one designed as a rock and gravel-lined drainage way that offers opportunity for use of native stone and plantings. A native stone walkway crosses over the new drainage way. An archaeologist will advise the Design Team on identifying any important historical significance of the site of the proposed work.

COMMISSION ACTION:

The motion was made by Commissioner Shafer and seconded by Commissioner Cone to approve with staff recommendations that the applicant comply with all archaeological requirements.

AYES: Gonzalez, Cone, Cabel, Brown, Maldonado, Beyer, Salas, Shafer, Carpenter, Connor
NAYS: None

THE MOTION CARRIED.

11. HDRC CASE NO. 2010-231

Applicant: Toni Caridi (The Alamo)

Address: 300 Alamo Plaza

The applicant is requesting a Certificate of Appropriateness for approval to install a 14.6' x 134' banner at the rear of the Emily Morgan Hotel from October 2, 2010, until April, 2011 announcing the 175th anniversary of the Battle of the Alamo.

Toni Caridi, Director of Development for the Daughters of Republic of Texas, Alamo, made a presentation for the banner request.

Dr. Bruce Winders, stated the Alamo is not just a Texas thing, but the Alamo resonates around the world. The Alamo has visitors from many places around the world. One of the audiences that are the least knowledgeable about the Alamo and its place in San Antonio history are San Antonians. Some of the opposition will talk about issues of conservation and preservation. What good is conservation and preservation if it's totally devoid of humanity? The Battle of the Alamo and the "175" is worth remembering here in Texas and San Antonio.

Chris Johnson, Emily Morgan General Manager, stated he supports the Alamo and supports displaying the banner on the beautiful historic Emily Morgan Hotel.

Rollette Schreckenghost, San Antonio Conservation Society, stated the Conservation Society questions the appropriateness to a 14.6' wide x 130' tall banner to be placed on the Emily Morgan Hotel. For an organization that fought for the Alamo View shed it would be hypocrite to promote a banner over 6 as larger than a single billboard. Landmark buildings should be treated with a certain reverence not as sign boards. The time limit is much too long and would set a dangerous precedence.

Melinda Frank Navarro, District 7 Representative for Board of Management for the Daughters of the Republic of Texas, stated she is in support of the banner proposal. The 175 Anniversary is a historical and worthy celebration. This will continue to educate our locals and visitors.

Susie Brooks, stated she is in support of the banner and believes this is a great way to announce to the City and the visitors the upcoming anniversary.

Gayle Spencer, stated she is opposed to the banner on the Emily Morgan Hotel.

Toni Caridi, stated seven months is short if you consider the scope of what the banner represents. The banner does not face downtown but faces the highway.

Dr. Bruce Winders indicated that there are parts of the Emily Morgan that have been added on. The banner will be displayed on a later addition and not to the 1920's façade.

Commissioner Cabel stated the proposed banner is larger than any other banner approved by HDRC. He further stated that the proposed banner is appropriate but made it very clear that this is a unique.

Commissioner Cabel made a motion to approve with stipulations. Failed due to lack of second.

Commissioner Cone expressed concern over the advertising on the banner and requested further explanation from the applicant.

Toni Caridi, applicant stated the "Emily Morgan" was placed on the banner to acknowledge the historic structure and also has taken up the cost of the banner.

Commissioner Shafer expressed concern over the size and the time the banner will be displayed. The banner has nothing to do with conservation and preservation nor does it have to do with the history of the Alamo. The banner is a huge billboard for IH37.

Commissioner Maldonado stated she is concerned with the time displayed and is significantly out of scale.

Commissioner Gonzalez stated this has raised awareness and establishes an opportunity to discuss a positive celebration.

Commissioner Carpenter stated this is an important event. He expressed concern over the precedence the banner may have on other hotels in the area.

COMMISSION ACTION:

The motion was made by Commissioner Cone and seconded by Commissioner Cabel to approve the following: 1) 80 foot tall sign 2) remove the "Emily Morgan Hotel" advertising 3) remove the "Convention & Visitors Bureau" advertising 4) sign to start above the "175" image & end below the Alamo image 5) sign should not be lit.

The sign should not be construed as a precedence setting item. The sign is appropriate for this special situation.

AYES: Gonzalez, Cone, Cabel, Brown, Beyer, Salas, Carpenter

NAYS: Maldonado, Shafer, Connor

THE MOTION CARRIED.

Item 15, HDRC Case 2010-234 was moved up on the agenda.

15. HDRC CASE NO. 2010-234

Applicant: Aetna Signs

Address: 501 Broadway

The applicant is requesting a Certificate of Appropriateness for approval to install one 15' x 16' routed metal cabinet with stacked logo to be installed for 3 months.

Larry Godson, applicant, presented owners request.

Commissioner Shafer stated he has no concerns.

Commissioner Cabel asked what will be displayed on the banner and material.

Commissioner Carpenter expressed concern over the precedence setting situation.

Commissioner Cone stated he concurs with staff recommendations. The request does not appear to be for a temporary banner.

Commissioner Shafer stated 90 days is reasonable amount of time.

Commissioner Cone stated it should be clear this banner is advertisement.

Commissioner Shafer stated a previous request was approved and there was advertising for a hotel displayed.

Commissioner Maldonado stated the owner is making a significant investment for 90 days. The concern would be that HDRC would have to review the case once more with an economic hardship claim attached.

COMMISSION ACTION:

The motion was made by Commissioner Shafer and seconded by Commissioner Cabel to approve the temporary sign for 90 days with the understanding it is not a precedence setting event.

AYES: Gonzalez, Cabel, Brown, Beyer, Salas, Shafer, Connor

NAYS: Cone, Maldonado, Carpenter

THE MOTION CARRIED.

12. HDRC CASE NO. 2010-225

Applicant: Beaty Palmer Architects Att: Terry Palmer

Address: 3100 Roosevelt Ave.

The applicant is requesting a Certificate of Appropriateness for approval to:

- 1) limited selective demolition including the removal of existing metal screen structure and interior clay tile toilet room partitions
- 2) repair and restoration of existing clay masonry and glass block construction
- 3) new roof system
- 4) new hollow metal door frames and doors
- 5) identification of historic paint colors
- 6) new interior concrete topping slab
- 7) re-painting of building exterior in accordance with historic paint color findings
- 8) new electrical service
- 9) new exterior and interior lighting

Cory Hawkins, applicant, made a brief presentation.

Commissioner Carpenter made a committee report.

COMMISSION ACTION:

The motion was made by Commissioner Maldonado and seconded by Commissioner Carpenter to approve as submitted.

AYES: Gonzalez, Cone, Cabel, Brown, Maldonado, Beyer, Salas, Shafer, Carpenter, Connor
NAYS: None

THE MOTION CARRIED.

13. HDRC CASE NO. 2010-203

Applicant: Rolando Larosa

Address: 314 Washington St.

The applicant is requesting a Certificate of Appropriateness for approval to:

- 1) Install a stone fence and concrete footers. Currently this lot has no sidewalks or curbs. The owner, Mr. Hamilton, owns the two adjacent lots, lot 9 and lot 16. The intent is to fence across all three properties and would like the fencing material to be uniform in color and size. The new fence will be an Austin Cream stone quarried here in Texas. The stone will come in three different sizes, 4", 6" and 8". The stone mason will lay the stone in a random pattern. The new stone will be similar to what is existing. The width of the stone fence will be 18" wide and 3' tall from the top of the footer to the top of the rock wall. The columns will have a total height of 4' measuring from the top of the footer to the

top of the column. The column will be capped with the same stone and a mortar finish. The driveway columns will be 30"x30" square and all other columns will be 24"x24" square. The cap will consist of a 6" stone with a mortar cap. Between each column there will be a 1' high wrought iron fence. The iron fencing will have the same detail as the walk gates and drive. Stone wall to measure 3' with 1' wrought iron on top.

2) Replace eight aluminum windows with wood windows. We would like to purchase old windows that have been removed from remodeling projects and restore them. . The second floor exterior front has two aluminum windows that need to be removed. Remove three windows on the second floor exterior rear landing. Replace three aluminum windows on the second floor exterior right of home.

3) Add a roof to the structure that would over hang the existing eaves of the building by 10'.

4) The old three tab shingle roof will be replaced with a metal standing seam roof. The roofing being proposed will be the same material as the cottage on Lot 16, 318 Washington Street.

5) Remove the front door and replace it with a wood window. The window will be as per the specifications listed for windows.

6) Construct a new deck, painted balusters and handrails on the exterior right rear of the home. The deck will be 10'x 30' and will have 2"x 4" treated tongue and groove decking.

7) Repaint the structure.

Robert Hamilton, owner,

Commissioner Carpenter gave the committee report.

Commissioner Maldonado stated there is no roof extension on the Washington side. She further stated trash and recycling containers no be visible from the street.

COMMISSION ACTION:

The motion was made by Commissioner Maldonado and seconded by Commissioner Cabel to grant final approval based on the discussion by the Design Review Committee: items 1-8 and with additional stipulations: the trash & recycle bins be concealed and that the proposed stone wall to be in keeping with stone wall for adjoining properties.

AYES: Gonzalez, Cone, Cabel, Brown, Maldonado, Beyer, Salas, Shafer, Carpenter, Connor

NAYS: None

THE MOTION CARRIED.

14. HDRC CASE NO. 2010-226

Applicant: Rebecca Klose Baker

Address: 334 W. Lynwood

The applicant is requesting a Certificate of Appropriateness for approval to replace single pane, aluminum framed windows and sliding glass door with triple pane, insulated low E aluminum clad windows and sliding glass door.

Ben Baker, owner, presented his request.

COMMISSION ACTION:

The motion was made by Commissioner Cabel and seconded by Commissioner Maldonado to approve with staff recommendation that the replacement windows maintain the existing profile.

AYES: Gonzalez, Cone, Cabel, Brown, Maldonado, Beyer, Salas, Shafer, Carpenter, Connor

NAYS: None

THE MOTION CARRIED.

16. HDRC CASE NO. 2010-232

Applicant: Felipe & Maria Sandoval

Address: 510 E. Mulberry

The applicant is requesting a Certificate of Appropriateness for final approval of an addition/renovation to the rear of the house, modification to the existing roof style, relocation of some windows, and repainting of the entire structure as follows:

1. Removing an area approximately 7' x 28' spanning the entire south elevation of the house (rear). This area was an addition made to the original structure. The addition was poorly built and is in extensive disrepair. The roof over that area is sagging and needs replacement. The floor and some of the support beams are rotted and must be replaced.
2. Replacing the above cited area with new construction of approximately 17' x 28' spanning the entire rear of the house (south elevation). The eaves, siding, and the skirt in the addition will match those of the existing house. The new construction will be used to extend by approximately nine (9) feet both the rear bedroom on the east side of the house and the kitchen on the west side of the house. The French doors shown on the proposed south elevation are original to the house but currently covered by the sun/utility room we are proposing to remove (item 1). The French doors will be reused in the same location but on the new, extended bedroom wall. A covered rear porch and utility room approximately eight (8) feet deep will be added to the rear of the extended bedroom and kitchen, respectively. The porch hand railing will be 2 x 2 cedar balusters set into grooves (dadoes.)
3. Replacing the current combination hip-and-gable style roof of the house with a gable style roof solely. The roof is in need of replacement and we will use the same white composition roofing that exists now.
4. Relocating three (3) joined windows (E4, E5, E6 on floor plan) on the east elevation further south approximately four (4) feet so that the windows will then be centered on the wall of the rear bedroom. The extension of the rear bedroom will result in two of the three windows being situated in a closet area. Additionally, we would like to relocate the single window (E3) currently in the center of the east elevation wall about four (4) feet to the south. The relocation of these windows will make the east wall look balanced and more in conformity with the original look of the house. Please refer and compare existing floor plan with preferred floor plan #2.
5. Repainting the exterior of the house in a pale yellow (paint chip provided). The trim around the windows will remain white, and the screen trim will remain black.

Felipe Sandoval, owner, stated he will accept staff recommendations.

COMMISSION ACTION:

The motion was made by Commissioner Cabel and seconded by Commissioner Maldonado to approve with staff recommendations.

AYES: Gonzalez, Cone, Cabel, Brown, Maldonado, Beyer, Salas, Shafer, Carpenter, Connor
NAYS: None

THE MOTION CARRIED.

17. HDRC CASE NO. 2010-230

Applicant: Frank Sepulveda

Address: 211 Alamo Plaza

The applicant is requesting a Certificate of Appropriateness for approval to:

- 1) Change existing wood panels to cream colored travertine
- 2) install new signage

Catherine Sepulveda, owner, stated she is in agreement with staff recommendations.

COMMISSION ACTION:

The motion was made by Commissioner Carpenter and seconded by Commissioner Maldonado to approve staff recommendations, as submitted on August 4, 2010.

AYES: Gonzalez, Cone, Cabel, Brown, Maldonado, Beyer, Salas, Shafer, Carpenter, Connor
NAYS: None

THE MOTION CARRIED.

- Briefing – Biennial UDC Amendments.
- April 7 & 21, 2010 meeting minutes
- Executive Session: Consultation on attorney – client matters (real estate, litigation, contracts, personnel, and security matters) as well as the above mentioned agenda items may be discussed under Chapter 551 of the Texas Government Code.
- Adjournment.

There being no further business, the meeting adjourned at 5:30 p.m.

APPROVED



Tim Cone
Chairperson